



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of December 16, 1985

Present: Raftery, Sherr, Sillers, Leask and Chaput

Amended Minutes of December 9, 1985

The minutes of the December 9 meeting were amended in regard to the ANR Plan for the Towle Property on Westford Street. Included should be the sentence "ANR Plan for Towle property was presented by Bill McNary for Mr. Malapanis". The minutes were approved as amended.

Public Hearing - Crestview Subdivision off East Street and Common Drive for Same

The hearing opened at 8:18 P.M. The presentation for the Cutters' Crestview Subdivision was made by Roger Corbin. Road as presented is 1353 feet long. A waiver is requested for sidewalks, full width clearing and not centering of pavement within right-of-way.

At 8:21 the Common Drive Hearing opened concurrently. The common drive is shown off the end of the cul-du-sac. Common drive is in the wetlands but is approved by ConsCom with Order of Conditions. Drive is 710 feet long.

A trail easement was discussed. The Trails Committee held a discussion with Mr. Jake Demert, counsel for the Cutters. They want trail extended along the Cutters' property to Bates property. Trails Committee will submit suggested easement language to Mr. Demert.

Driveway will be 14 feet side -- 10 feet of running way. No shoulders are proposed. Slope is less than 2%. Driveway serves 4 lots. No cutting will be made near East Street in area of natural drainage basin that now exists. Discussion of adding a wider spot for car/truck passing. Two or three spots will be added, one near the small hill and one near the far end. One may also be added near the cul-du-sac. Plan will go back to ConsCom for approval.

Mr. Connelly addressed the surface water problem on Lot 5. The limit of the wet area on Lot 5 and the 100' buffer zone line will be added to Lot 5.

Mr. Ed Fields questioned the placement of house on Lot 11.

Hearings closed at 8:55 P.M.

Discussion of Gould Common Driveway Delayed until January 13, 1986

Discussion of Elizabeth Ridge with Selectmen (Cameron, Simonds and Stewart)

Will the Board allow access to Elizabeth Ridge (Morse Road) through the transfer station road? Discussion questioned whether there is room near the town barn for town uses (near end of the proposed subdivision road).

The Selectmen approve use access over compactor road based on a review by Roger Davis of the area near the barn. A letter from the Selectmen will be forthcoming. Tom Raftery will present the plan to Roger Davis.

Continued Discussion of ANR of Malapanis (Towle Property)

Motion to approve the ANR as presented. Motion carried unanimously.

Further Discussion of Delaney's Common Drive off Oak Knoll Road

The issue of the discussion is wetlands protection vs adding one more house in dead end street subdivision. Mr. Delaney pointed out that few or no trees would have to be removed with Common Driveway scheme rather than extensive cutting along 600 feet if driveway comes in from East Street.

Budget

FinCom guidelines are for 5% increase. Tom Raftery will submit budget with a line item for the Master Planning Report (preparation and printing) of \$500.

Warrant articles are needed by March 5, 1986.

Public Hearings need to be set. Post Office articles and a 250' radius for all lots are suggested.

The meeting adjourned at 10:10 P.M.

Respectfully submitted,

Paul E. Sherr